

DOUGLAS COUNTY, NV **2022-987526**
RPTT:\$358.80 Rec:\$40.00
\$398.80 Pgs=3 07/15/2022 12:55 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	0923-07-000-005
R.P.T.T.	\$ 358.80
File No.:	1739171 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Daniel Dunbar	
2519 Hearst Ave	
Oakland, CA 94602	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Judith A. Okonski, Individually and in her capacity as Petitioner and Administrator in CA Probate in the Estate of Louise A. Crooks, also known as Louise Marie Crooks Boston, with approval of heirs, pursuant to Order Setting Aside Estate Without Administration, recorded March 11, 2020 as Document No. 2020-943382, Douglas County Records** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Daniel Dunbar, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

The Northeast 1/4 of the Southeast 1/4 of Section 7, Township 9 North, Range 23 East, M.D.B.&M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 29, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Estate of Louise A. Crooks

Judith A. Okonski
By: Judith A. Okonski,
Petitioner and Administrator

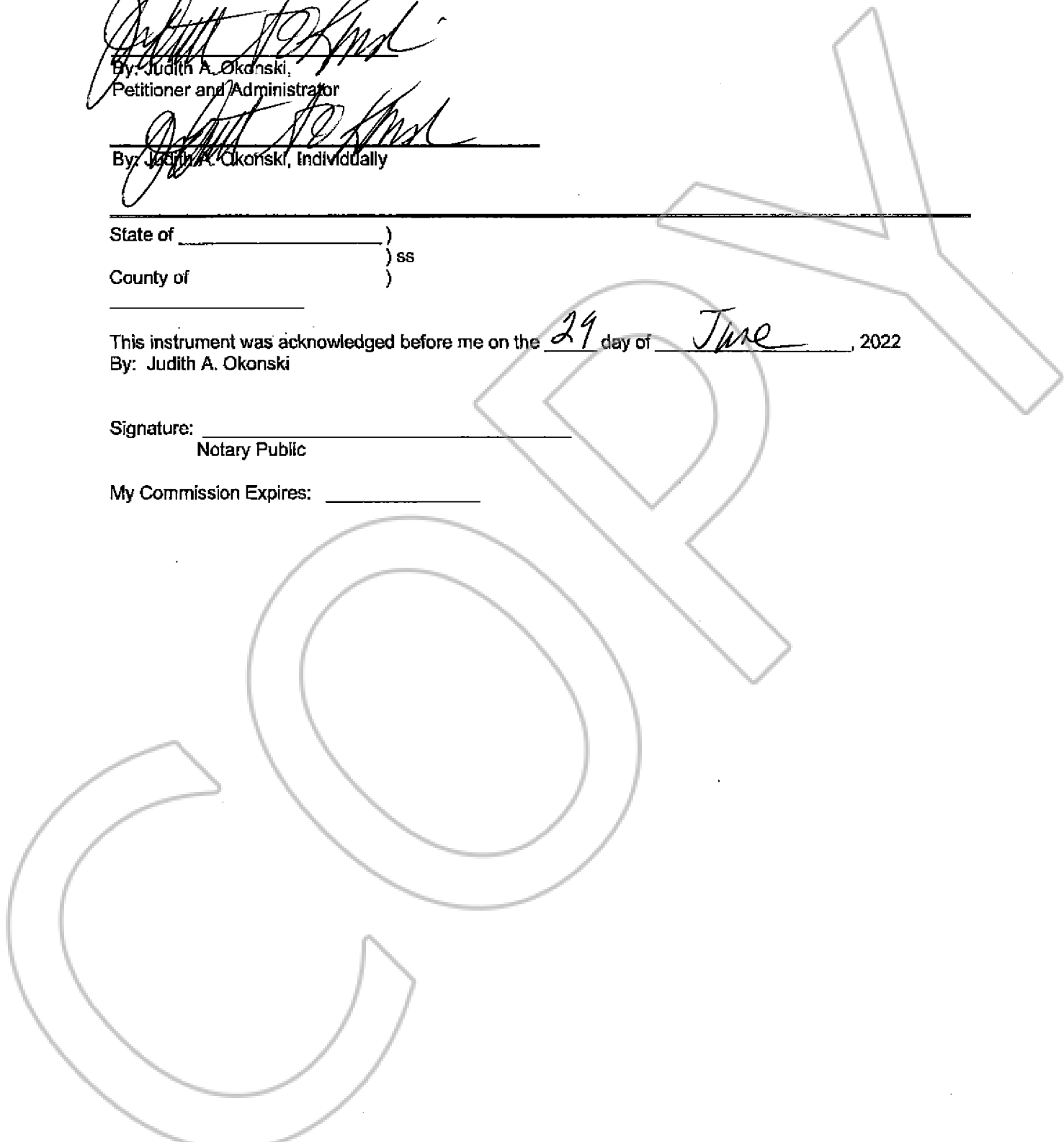
Judith A. Okonski
By: Judith A. Okonski, Individually

State of _____)
County of _____) ss

This instrument was acknowledged before me on the 29 day of June, 2022
By: Judith A. Okonski

Signature: _____
Notary Public

My Commission Expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
 COUNTY OF Orange)ss
 On June 29th 2022, before me, Susan Hegedus Notary Public

personally appeared Judith A. Olkonski who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Hegedus (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) other than named above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S)- LIMITED
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER _____

Right Thumbprint Of Signer
Top of thumb here

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S)- LIMITED
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 0923-07-000-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 92,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 92,000.00
 d. Real Property Transfer Tax Due \$ 358.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Cynthia Haggard* Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Judith A. Okonski, Individually, in her capacity as Petitioner, and Administrator in CA Probate in the Estate of Louise A. Crooks, also known as Louise Marie Crooks Boston, with approval of heirs, pursuant to Order Setting Aside Estate Without Administration, recorded March 11, 2020 as Document No. 2020-943382, Douglas County Records
 Address: 24361 El Toro RD Suite 260
 City: Laguna Woods
 State: CA Zip: 92637

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Daniel Dunbar
 Address: 2519 Hearst Ave
 City: Oakland
 State: CA Zip: 94602

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1739171 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410